

600 acres in Clay County

Turner Appraisal Company | 940-636-7039 | stephen@turnerappraisaltx.com

Property Address

Grinke Road
Henrietta, Texas 76365

Property Highlights

- Price: \$1,290,000.00
- Acres: 600.00
- County: Clay
- State: Texas
- Closest City: Henrietta
- Property Type: Acreage



Property Description

Grinke Road Ranch --- 600 acres

The Grinke Road Ranch is located approximately 4.5 miles northwest of Bluegrove, 8 miles southwest of Henrietta, 2 miles east of Lake Arrowhead and approximately one hour and forty five minutes northwest of Fort Worth.

This ranch is primarily wooded mesquite pasture with scattered cleared areas with heavy grass meadows. There is an existing 16.5+/- acre wheat field that is ideal for drawing in wildlife. Just north of the wheat field is a 35+/- acre cleared field that could easily be converted to farmland. The topography is level to rolling with approximately 50' of elevation change. There are several wooded draws scattered throughout the ranch that serve as tributaries to the stock ponds. The stock ponds are strategically placed on the ranch for easy watering of livestock. The ranch is cross fenced into a north and south pasture each being approximately 300 acres. Both the perimeter and cross fences are 5 strand barbed wire in good condition. Wildlife management would be easy because hunting pressure is minimal in this area due to primarily large landowners surrounding the property. This area of Clay County is definitely known for large whitetail deer and lots of Turkey and Quail. Quail are abundant on the



Steve Turner
stephen@turnerappraisaltx.com
940-636-7039
4001 Call Field Rd
Wichita Falls, TX 76308

More details at landsoftexas.com/listing/3169391

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tract and the layout of the brush to open areas is perfect for several lengthy hunts. The Grinke Road ranch is an all-around great recreational hunting and fishing property as well as an ideal ready to go livestock setup.

The wildlife on this ranch consist of Whitetail Deer, Turkey, Wild Hogs, Bobcats, Dove, Quail and ducks.

In addition to the hunting, income can be derived from running your own cattle, or leasing the grass to a tenant. It is an ideal ranch to start, or expand a cow/calf operation. The stocking rate for the area is approximately 1 animal unit per 15 acres, giving this ranch a carrying capacity of about 40 momma cows. The ranch has been leased to the same tenant for 20+ years and has been properly managed with conservative grazing.

In addition the hunting and agricultural uses, this ranch also caters to a fisherman. The northernmost tank was recently stocked with fish. Lake Arrowhead which is less than 2 miles west of this ranch is one of the best fishing lakes around. A boat could be launched in less than 15 minutes from the Grinke Road Ranch.

Improvements consist of metal livestock working pens strategically placed at the central portion of the ranch along the cross fence that allows easy handling of livestock.

The Grinke Road Ranch is a rare offering as very few ranches of this size ever become available to be purchased in this area of Clay County. Given the recreational attributes coupled with the agricultural uses, this is a must see for any type of buyer.

Asking \$2,150/Acre, or \$1,290,000

Contact Stephen Turner, Listing Agent - 940-636-7039

Co-listed with - Andrew Pennington, Listing Agent - 940-838-8112 - Texas Hunting Land, LLC

Do not trespass, the listing agent must be present at all showings. Buyer to confirm all information contained herein. Buyers agent must make first contact and be present at all showing to be allowed full fee participation.

Driving Directions

From Henrietta go south on FM 148, turn right on FM 2847 which turns into Dale Ranch Road after passing FM 2606, turn right on Grinke Road, property is on right/north side of road at the first 90 degree turn.